

September 3, 2014

The Manasquan Planning Board held a Regular meeting at 7:06 PM on Wednesday, September 3, 2014 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey.

Everyone present stood and saluted the Flag.

Attorney Dominick Manco read the Open Public meetings statement.

ROLL CALL:

Board Members Present:

Mayor George Dempsey, John Muly (Acting Chairman), Paul Rabenda, Councilman McCarthy, Greg Love, Leonard Sullivan, Mark Apostolou

Board Members Absent:

Neil Hamilton, Joan Harriman, John Burke, Peter Ragan, Kevin Thompson, and Robert Young (Mayor's Alternate)

Professionals Present:

Dominick Manco – Attorney filling in for Geoff Cramer

Ray Savacool – T & M Engineering

APPLICATION #27-2014 – Pietrucha, Vincent – 20 Pershing Avenue – Block: 152 – Lot: 8 – Zone: R-3 – Dominick Manco swore in Vincent Pietrucha who is the owner/applicant of the property in question, and also Ray Savacool, Engineer/Planner for the Board. Mr. Pietrucha gave his explanation of what he is proposing. He is raising his house and is seeking construction of a raised deck in the side and rear yards. The Variance requested is due to the required 5-foot setback on the left side, and he is proposing 0-feet. Board members making comments or asking questions were: Len Sullivan, Mark Apostolou, Owen McCarthy, Paul Rabenda, George Dempsey and Greg Love. There was a lot of discussion as to how he could access the house without the stairs to the side deck. Mr. Pietrucha felt that without the stairs to the side deck it would be a hardship for him to access his kitchen from the deck when bringing in groceries, etc. Mayor Dempsey made a motion to open the meeting to the public, motion seconded by Councilman McCarthy, all in favor none opposed.

Audience Members Coming Forward:

Mary Pelangio – 29 Meadow Avenue – her backyard backs up to Mr. Pietrucha's property and she wanted to make sure the neighbor's deck would not be coming right up to her fence and invade her privacy. The Board members explained everything to her and even showed her the plans.

John Tischio – 17 Meadow Avenue – He asked how many steps there were to the top of the proposed deck and he didn't understand why Mr. Pietrucha needed three entrances to his house. Ray Savacool explained to him that there would probably be 12 to 13 steps. In trying to explain the application to Mr. Tischio board members Apostolou, Dempsey and McCarthy showed him the plans.

Mary Pelangio – 29 Meadow Avenue – again said she didn't understand the application and asked if the deck was going to go right to the rear fence. She was told there was 20-feet from the rear fence to the deck and it wouldn't impact her.

Mr. Pietrucha gave his closing statement. He said without those stairs it would force him to bring everything into the house through the living area. Board members Love and Rabenda asked questions of the applicant. Paul said he would approve the application without the stairs, Mark Apostolou said he would support that. Paul Rabenda made a motion to approve the application without the stairs, the motion was seconded by Leonard Sullivan.

Board Members Voting Yes:

Mayor Dempsey, John Muly, Paul Rabenda, Councilman Owen McCarthy, Greg Love, Leonard Sullivan, and Mark Apostolou.

APPLICATION APPROVED

RESOLUTION #26-2014 – Bellog, Denise – 15 Pershing Avenue – Mark Apostolou made a motion to memorialize the Resolution, the motion was seconded by Leonard Sullivan.

Board members voting yes:

John Muly, Paul Rabenda, Leonard Sullivan, and Mark Apostolou

RESOLUTION MEMORIALIZED

Mark Apostolou made a motion to approve the vouchers, the motion was seconded by Councilman Owen McCarthy, all in favor none opposed.

VOUCHERS APPROVED FOR PAYMENT

Correspondence: John Muly read a letter from the Warjanka's attorney requesting the application to be carried to the first meeting of October which is the 7th at 7PM. All in favor none opposed.

Next, there was a letter from Elaine Noone requesting a 9-month extension of time due to Super Storm Sandy to begin work on her property. Mayor Dempsey made a motion to grant the extension, all in favor none opposed.

Minutes of August 19, 2014 Second meeting – Mayor Dempsey made a motion to approve, seconded by Greg Love, all in favor none opposed.

MINUTES APPROVED

The meeting was opened to the public –

Alphonse Giambrone – 55 Cowart Avenue – he thinks he is at the wrong meeting, he came to the last meeting about a month ago, where they talked about the Streets. George told him that is Council the next one is September 15th, 7PM is the work session, 8PM is the public meeting. Owen addressed him and got his phone number to pass on to Ed Donovan.

He said he thinks this was a very interesting meeting; he is a Principal of Cleveland school in Rahway.

Mark Apostolou made a motion to go into closed session, the motion was seconded by Owen McCarthy, all in favor none opposed.

Respectfully Submitted,

**Mary C. Salerno
Planning Board Secretary**